

**15/3 West Bryson Road
Edinburgh EH11 1EH**

Offers Over £250,000

- Bay window lounge
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms both with fitted wardrobes and master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Allocated parking space
- Communal gardens

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1080

Shared Ownership: No



1



2



2



EPC C



Ground Floor Flat

This two-bedroom ground-floor flat, located in a highly sought-after development, is sure to attract significant interest. Offering generous living space and superb links to the city centre, the property is ideal for a wide range of purchasers, and early viewing is highly recommended.

The accommodation comprises a large bay-windowed lounge, providing the perfect space for hosting friends and family. The breakfasting kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and included appliances. There are two double bedrooms, both featuring fitted wardrobes that offer ample storage, with the master bedroom further benefitting from an en-suite fitted with a two-piece suite and shower. The family bathroom includes a three-piece suite with a mains shower over the bath. Additional storage is provided by two generous cupboards in the hallway. The property also benefits from gas central heating and double glazing throughout. Externally, there are well-kept communal gardens and an allocated parking space.

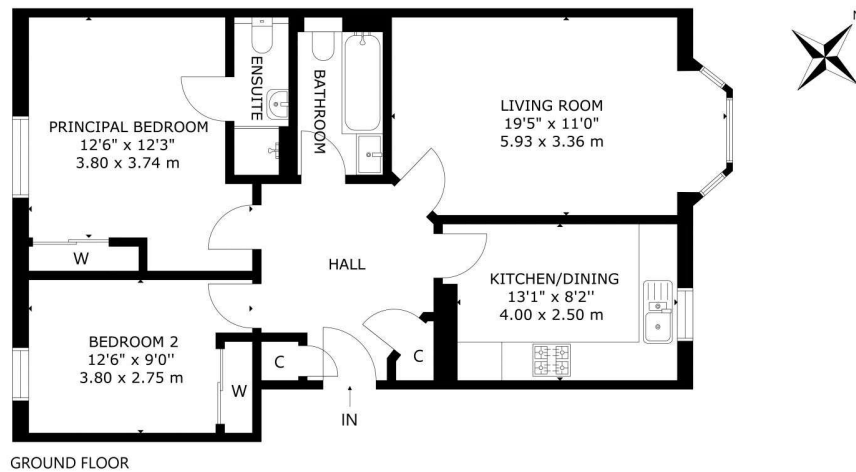
Please note: the property is factored by 91BC Property Services, with a monthly charge of approximately £90, which covers buildings insurance and maintenance.

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800







15/3 WEST BRYSON ROAD, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 799 SQ FT / 74 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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